

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 3, 2003 PLANNING COMMISSION MEETING

P.A.S.: Special Permit 634D - Skyline Rolling Hills Community Unit Plan

PROPOSAL: Revise the lot layout to accommodate roundabout and boulevards with medians.

LOCATION: South 21st Street and Ridgeline Drive (northeast of the intersection of South 14th Street and Pine Lake Road).

WAIVER REQUEST:

1. Roundabout design standards to allow a longitudinal grade from 3 to 5%.
2. To not install a splitter island approaching a roundabout.
3. To allow driveway access off a roundabout.

LAND AREA: Approximately 26.2 acres.

CONCLUSION: This request to amend the CUP to revise the lot layout to accommodate wider rights-of-way for roundabouts and medians is acceptable provided driveways and parking are not allowed within the roundabouts.

RECOMMENDATION:

Special Permit #634D

Conditional Approval

Waivers:

Roundabout longitudinal grade from 3 to 5%

Approval

No splitter islands approaching roundabouts

Approval

Driveway access off roundabouts

Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot A, Skyline Rolling Hills 8th Addition located in the west half of Section 13, T9N, R6E, of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: R-1 Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-1
South:	Residential	R-1
East:	Residential	R-1
West:	Cemetery	P

HISTORY:

November 13, 1997 - Special Permit #634C was approved allowing an amendment to the Community Unit Plan to adjust the side yard setback from 20 feet to 7.5 feet at approximately Berkeley Drive and Old Farm Road.

February 24, 1997 - Special Permit #634B was approved showing the current lot layout and uses.

February 21, 1989 - Special Permit #634A approved an amendment to the Community Unit Plan to allow up to 158 single-family units, 8 duplex units, and up to 171 apartment units.

December 19, 1972 - Special Permit #634 approved the Skyline Rolling Hills Community Unit Plan.

UTILITIES: All utilities are public and are available to serve this site.

TOPOGRAPHY: Hilly, generally sloping from north to south.

TRAFFIC ANALYSIS: This amendment provides for the extension of existing adjacent local streets including South 19th and 21st Streets, Ridgeline Drive, and Southern Light Drive. All streets shown within the limits of the CUP are local streets.

ANALYSIS:

1. This request revises the lot layout within the CUP to accommodate the proposed changes to the local street system serving the development. These changes include the dedication of additional right-of-way to accommodate three roundabouts, along with landscaped medians in Wyndham Drive, Wyman Road, and Ridgeline Drive.
2. The street designs do not comply with the Design Standards, and three waivers are required for them to be allowed as shown. Public Works recommends approval of two of the waivers - to allow a 5% longitudinal grade, and to eliminate splitter islands

approaching roundabouts - as these are local streets with low anticipated traffic volumes and a 25 m.p.h. speed limit.

3. Public Works recommends denial of the third waiver, a waiver to driveway access to those lots adjacent to the roundabouts. The concern is one of safety, as cars will be backing into an area where drivers are executing turning movements with a reduced line-of-sight. This design has potential to create conflict between vehicle movements and increases the risk of accidents. Public Works also notes that there appears to be adequate area to provide access to the lots other than in the roundabout, and that the plan should be revised accordingly. Public Works goes on to recommend that no parking be allowed in the roundabouts as well.
4. A fourth waiver was originally requested to reduce the distance from the back of curb to the edge of the right-of-way from 16.5' to 14.5' at the medians. However, this waiver is not required. Public Works agrees that a 19' wide roadway on each side of the median is adequate, and also allows for 16.5' of separation from the back of curb to the edge of the right-of-way. The "Typical Boulevard Median Cross Section" design diagram must be revised to show this.
5. The plan shows South 19th and 21st Streets being changed in mid-block to Wyndham Drive and Wyman Road, respectively. This is contrary to the rationale for naming streets, and can create confusion among the public and emergency responders. The plans should be revised to show South 19th and 21st Streets extended through the CUP.
6. Parks and Recreation notes that all landscaping in roundabouts, islands and medians will be the maintenance responsibility of the developer or homeowners association. Other minor revisions to the street tree plan are also noted in their review.
7. There is no change in the number of lots or units within this CUP associated with this request. As shown, the lot configuration complies with the requirements of the Zoning and Subdivision Ordinances in all other respects.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:

- 1.2.1 South 19th and 21st Streets extended through the CUP.
 - 1.2.2 A note that states there shall be no driveway access or parking allowed within the roundabouts.
 - 1.2.3 All easements required by the August 14, 2003 L.E.S. review.
 - 1.2.4 A revised landscape plan approved by the Parks and Recreation Department.
 - 1.2.5 The TYPICAL BOULEVARD MEDIAN CROSS SECTION revised to show 19' wide roadways with a 16.5' separation between the back of curb and the edge of the right-of-way.
2. This approval permits a reconfigured lot and street layout as shown on the plans with waivers to roundabout design standards to allow a longitudinal grade from 3 to 5% and to not install splitter islands.

General:

3. Before receiving building permits:
- 3.1 The permittee shall have submitted a revised and reproducible **final** plan including 5 copies and the plans are acceptable.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

Standard:

4. The following conditions are applicable to all requests:
- 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements including improvements within medians and roundabout islands shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.

- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Brian Will
Planner
August 20, 2003

**APPLICANT/
OWNER:**

F. Pace Woods II
4645 Normal Blvd
Lincoln, NE 68506
(402) 434-3505

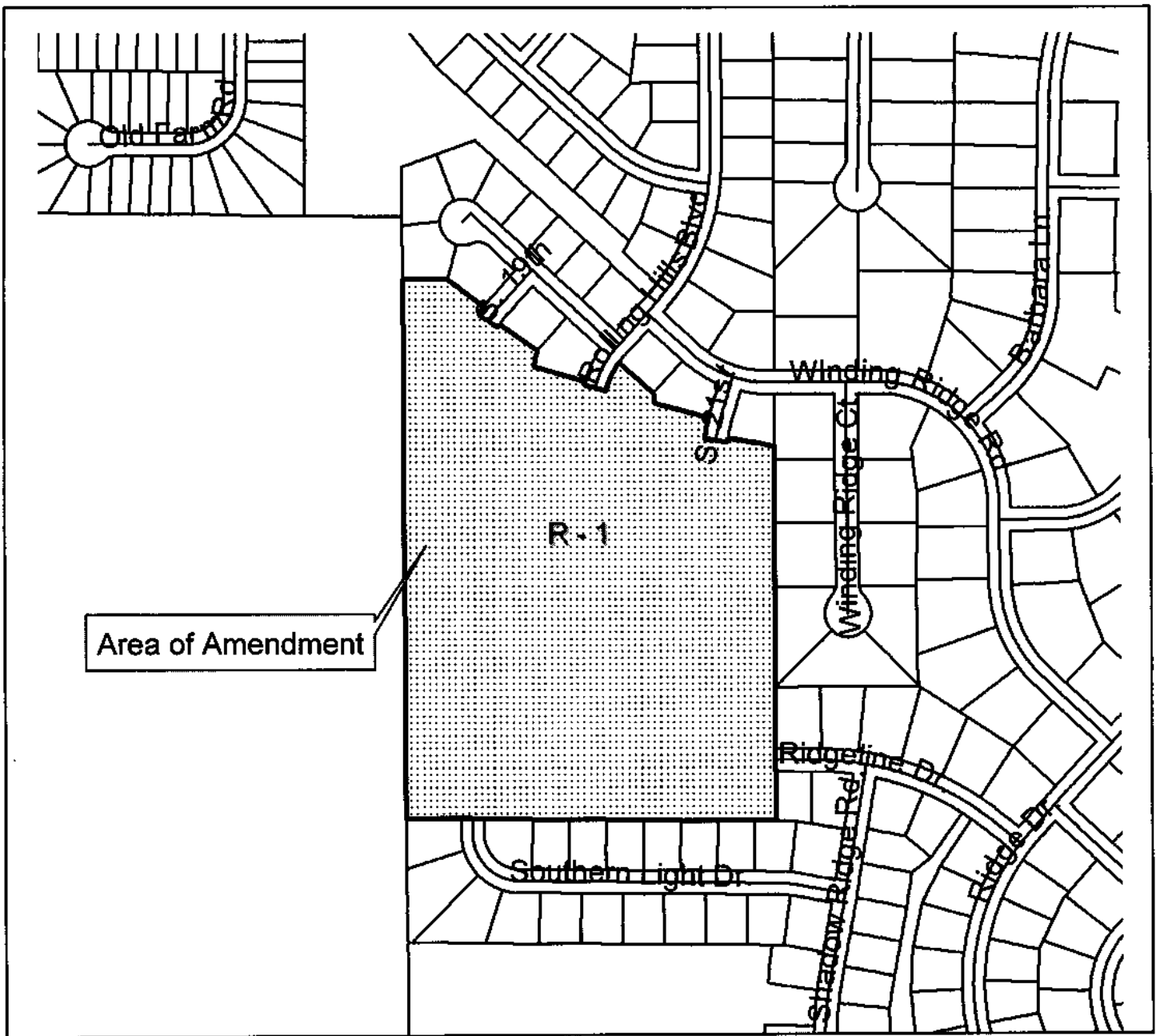
CONTACT:

Rick Onnen
EDC
2200 Fletcher Avenue, Suite 102
Lincoln, NE 68521
(402) 438-4014



Special Permit #634D
S. 14th & Pine Lake Rd.
Skyline Rolling Hills CUP



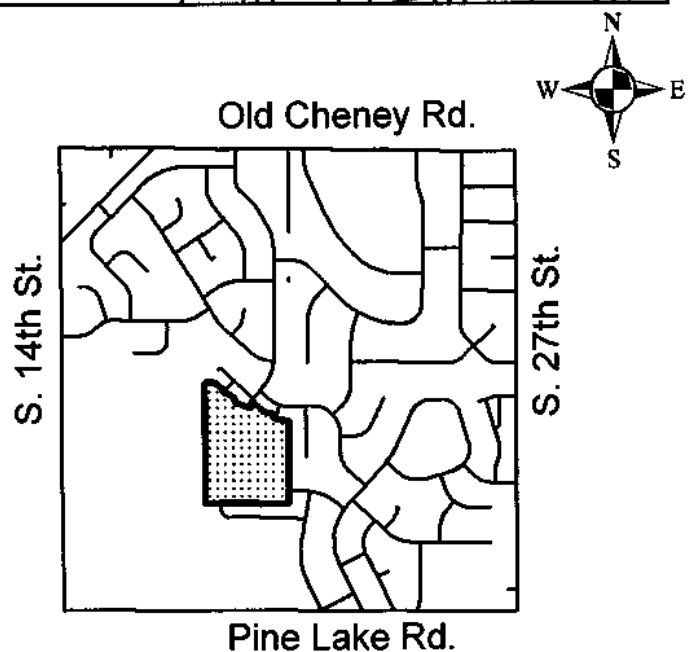
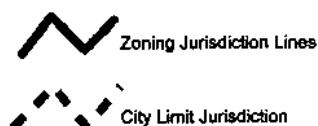


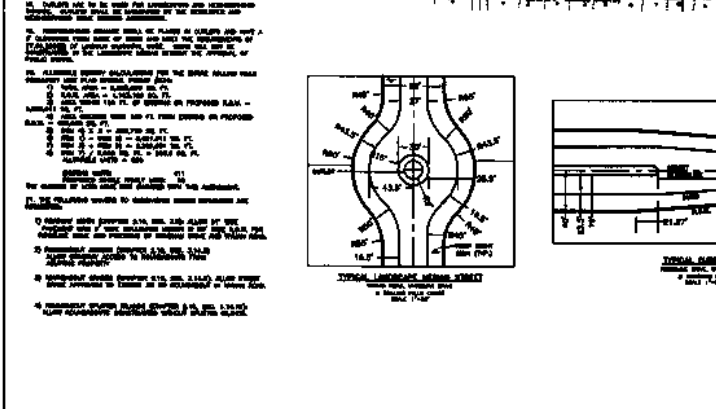
Special Permit #634D **S. 14th & Pine Lake Rd.** **Skyline Rolling Hills CUP**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 13 T9N R6E



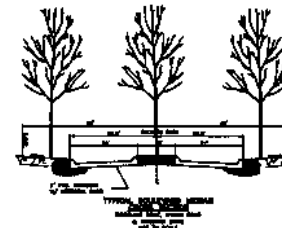
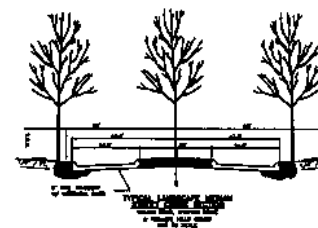


LOT AREA TABLE		
BLOCK 1		
LOT NO.	AREA	IN S.F.
1	18,703.04	SF.
2	15,168.32	SF.
3	13,098.90	SF.
4	14,081.01	SF.
5	14,526.04	SF.
6	14,844.52	SF.
7	16,728.18	SF.
8	14,569.89	SF.
9	14,718.87	SF.
10	13,812.34	SF.
11	15,496.44	SF.
12	13,294.03	SF.
13	14,367.60	SF.
BLOCK 2		
1	13,282.46	SF.
2	13,750.00	SF.
3	11,888.00	SF.
4	12,413.88	SF.
5	12,807.88	SF.
6	12,874.88	SF.
7	12,288.42	SF.
8	12,011.28	SF.
9	11,291.87	SF.
10	13,888.28	SF.
11	13,759.88	SF.
12	13,759.88	SF.
13	13,817.11	SF.
14	14,287.88	SF.
15	18,491.24	SF.
16	15,288.01	SF.
17	15,126.73	SF.
18	15,884.00	SF.
19	15,013.95	SF.
20	11,828.88	SF.
21	13,888.88	SF.
22	13,888.88	SF.
23	12,718.73	SF.
24	12,488.80	SF.
25	13,786.86	SF.
26	13,882.33	SF.
27	14,041.26	SF.
28	11,287.88	SF.
29	12,884.87	SF.
30	12,821.00	SF.
31	13,888.88	SF.
32	14,288.88	SF.
33	12,744.88	SF.
34	12,988.76	SF.
35	13,288.30	SF.
36	15,877.54	SF.
37	13,818.33	SF.
BLOCK 3		
1	12,871.88	SF.
2	13,888.88	SF.
3	13,288.88	SF.
4	13,288.88	SF.
5	13,372.48	SF.
6	13,888.88	SF.
7	14,121.87	SF.
BLOCK 4		
1	12,881.28	SF.
2	13,888.88	SF.
3	13,888.88	SF.
4	14,288.88	SF.
5	14,288.88	SF.
6	14,288.88	SF.
7	14,288.88	SF.

OUTLOT	AREA IN SF.
A	254.47 SF.
B	254.47 SF.
C	254.47 SF.

SKYLINE ROLLING HILLS

AMENDMENT TO SPECIAL PERMIT (C.U.P.) #634

**OWNER & DEVELOPER**

ENGINEER

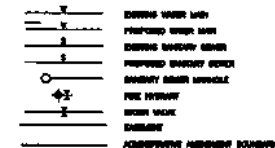
4. FREE ROOMS THE SECOND
4444 NORMAL BOULEVARD, SUITE 272
LAKELAND, FL 33809
PHONE 408-434-3865

ENGINEERING DESIGN CONSULTANTS
2380 FLETCHER AVENUE, SUITE 102
LINCOLN, NE 68502
PHONE 402-438-4074

INDEX

1. COMMUNITY/WORK PLAN
2. OFFICE/WORK PLAN
3. LANDSCAPE/WORK TIME PLAN

LEGEND



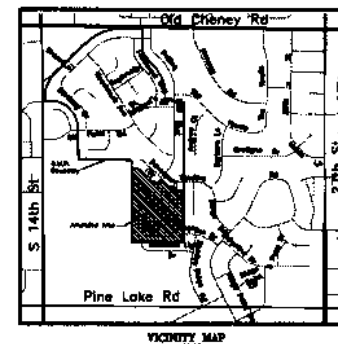
LEGAL DESCRIPTION C.U.P. BOUNDARY

[illegible]

LEGAL DESCRIPTION - AMENDED AREA

A LONG, SCRAPED UP A TRAIL OF LIPS, BROWN AS COFFEE "O", BEARING OUTWARD, HILLS AND
PEAKS, LEADING IN THE NEW HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 6 EAST OF THE
5TH P.M. LONGHORN COUNTY, MISSOURI.

CLIFFE TABLE					
CURVES	DETA	CLIFFE	LENGTH	ORDER	BEARINGS
A	28°20'18"	340.00	26.39	36.88	33°22'28"
B	82°08'28"	278.68	8.83	8.83	83°27'24"
C	82°08'28"	278.68	10.00	10.00	81°43'43"
D	21°38'28"	218.80	86.70	86.70	88°13'28"
E	28°08'28"	340.00	8.83	8.83	28°08'28"
F	21°38'28"	218.80	86.70	86.70	88°13'28"
G	21°38'28"	218.80	86.70	86.70	88°13'28"
H	21°38'28"	218.80	86.70	86.70	88°13'28"
I	21°38'28"	218.80	86.70	86.70	88°13'28"
J	21°38'28"	218.80	86.70	86.70	88°13'28"
K	21°38'28"	218.80	86.70	86.70	88°13'28"
L	21°38'28"	218.80	86.70	86.70	88°13'28"
M	21°38'28"	218.80	86.70	86.70	88°13'28"
N	21°38'28"	218.80	86.70	86.70	88°13'28"
O	21°38'28"	218.80	86.70	86.70	88°13'28"
P	21°38'28"	218.80	86.70	86.70	88°13'28"
Q	21°38'28"	218.80	86.70	86.70	88°13'28"
R	21°38'28"	218.80	86.70	86.70	88°13'28"
S	21°38'28"	218.80	86.70	86.70	88°13'28"
T	21°38'28"	218.80	86.70	86.70	88°13'28"
U	21°38'28"	218.80	86.70	86.70	88°13'28"
V	21°38'28"	218.80	86.70	86.70	88°13'28"
W	21°38'28"	218.80	86.70	86.70	88°13'28"
X	21°38'28"	218.80	86.70	86.70	88°13'28"
Y	21°38'28"	218.80	86.70	86.70	88°13'28"
Z	21°38'28"	218.80	86.70	86.70	88°13'28"

LINCOLN CITY-LANCASTER COUNTY
PLANNING COMMISSION APPLICATION

THE FUNDAMENTAL AGREEMENT TO SPEND, FROM JULY 2004 TO THE OFFICE OF THE LIFELAND

100

July 28, 2003

Brian Will
Planning Department
555 So. 10th Street, Suite 213
Lincoln, NE 68508

JUL 28 2003

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



2200 Fletcher Avenue, Suite 102
Lincoln, Nebraska 68521

Re: Amendment to Skyline Rolling Hills
Preliminary Plat, EDC Job #00-055

Dear Brian:

On behalf of the developer we request that Administrative Amendment #02040 to Special Permit #634 be withdrawn. In lieu of the administrative amendment we are submitting a full amendment to the special permit. Please find enclosed the following documents for the above-mentioned project:

1. 32 copies of the Site Plan
2. 8 copies of the Grading & Drainage Plan and Street Profiles
3. 8 copies of the Landscape Plan
4. 1 Special Permit Application/Technical Checklist
5. Special Permit application fees \$585.00
6. Site Plan reduced to 8 1/2" x 11"

The following waivers of design standards for land subdivision are requested with this amended plat:

ROADWAY WIDTH (Ch. 2.15, Sec. 3.5)

The plan calls for the cross section of Ridge Line Road and portions of Wyman Road and Windham Road to be 80' of right-of-way, with 51' wide pavement and a 9' wide landscaped center median. The section is proposed to provide esthetic appeal to the development and is similar in design to Ridge Drive west of 27th Street.

ROUNDAABOUT DESIGN (Ch. 2.15, Sec. 3.14)

Proposed 30' diameter median islands in Windham Drive, Rolling Hills Court and Wyman Road have only two street approaches and do not technically meet the definition of a roundabout according to section 3.14.1. However, planning and public works staff have insisted that these features meet the design standards specified in this section. To accommodate this designation, the following waivers are requested:

- Roundabout Access (3.14.2): Driveway access to the roundabouts from abutting lots is desired to allow flexibility in home construction. Typically, drives are placed on the uphill side of the lot to reduce driveway slopes. Restricting access would limit some lots to drives located on the downhill portion of the lot. The proposed roundabouts are the same dimensions as a typical cul-de-sac and drives will create no greater hazard than encountered on cul-de-sacs with raised center medians.
- Roundabout Grades (3.14.6): Street slopes greater than 3% are specified on Wyman Road in order to produce lots with desirable grades that match the existing lots in the Ridge 12th Addition. Previous conversations with Public Works indicated that they would support grades up to 5% for this street.
- Splitter Islands (3.14.10): The proposed roundabouts are small and do not support the need for splitter islands. Splitter islands will further restrict the

placement of driveways and would create difficulty for large vehicles, such as buses, from maneuvering through them.

OWNER/DEVELOPER

F. Pace Woods
4645 Normal Boulevard, Ste. 272
Lincoln, NE 68506
Phone: 402-434-3505

AUTHORIZED AGENT

Engineering Design Consultants
Richard P. Onnen, P.E.
2200 Fletcher Avenue, Suite 102
Lincoln, NE 68521
Phone: 402-438-4014

Please contact me if you have any questions or require addition information regarding this plat.

Regards,

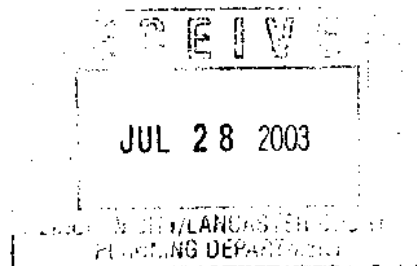


Richard P. Onnen, P.E.
Project Manager

RPO/kle

Enclosures

cc: Pace Woods



M e m o r a n d u m

To: Brian Will, Planning Department
From: Chad Blahak, Public Works and Utilities
Subject: Skyline Rolling Hills Administrative Amendment
Date: 8/18/03
cc: Randy Hoskins

Engineering Services has reviewed the Amendment Skyline Rolling Hills CUP #634D, located east of 14th south of Old Cheney, and has the following comments:

- The requested waiver of design standards for roadway width does not seem to be needed. The detail shown on sheet 1 of 3 shows the full 16.5' from the back of curb to the ROW, as per design standards.
- The requested waiver of design standards for roundabout design concerning longitudinal grade of 5.0% and eliminating splitter islands is acceptable to Public Works as the roundabouts are not used for intersection control.
- The requested waiver of design standards for drive access to roundabouts is not acceptable to Public Works. The proposed lots appear to be sufficiently large to accommodate driveways outside of the roundabouts. Also parking should not be allowed within the roundabouts.

C:\Windows\TEMP\t.notesusr.city.ncsbjw\SkylineRollingHills-memo2.wpd

Memo



To: Brian Will, Planning Department
From: Mark Canney, Parks & Recreation
Date: August 12, 2003
Re: Skyline Rolling Hills CUP 634D

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Please provide landscape plan for traffic circles, islands, median plantings (i.e. indicate if trees are under planted with turf, groundcover, shrubs, perennials, include species etc.)
2. All outlot areas, medians, traffic circles, etc. to be maintained by the developer and/or homeowners association.
3. Consider installation of irrigation or quick couplers in all traffic circles, islands, and medians to help with establishment and maintenance of plant material.
4. Green Mountain Sugar Maple is a difficult tree to get established. Please substitute with a hardier species, less susceptible to leaf scald and sun scald, like Autumn Blaze Maple.
5. Public Works should review location of trees in all traffic circles, islands, medians to check for sight triangles and safety issues.
6. Red Baron Crabapple is not an approved Street Tree. Please use an upright columnar tree to prevent conflict with passing traffic, such as a Chanticleer Pear.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

-LES INTER-DEPARTMENT COMMUNICATION

DATE: August 14, 2003

TO: Brian Will, City Planning

FROM: Sharon Theobald
(Ext. 7640)

SUBJECT: DEDICATED EASEMENTS
Amendment to CUP #634D
DN #65S-20E

Attached is the Site Plan for Skyline Rolling Hills.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File

